

7-ELEVEN GAS STATION

\$1,500,000.00

East US 34, Loveland CO 80537

INVESTMENT



7-ELEVEN GAS STATION INVESTMENT PROPERTY IN LOVELAND, COLORADO

- 7-Eleven corporate store
- 10 year base lease
- **Price:** \$1,500,000.00
- 6.00% Blended CAP Rate
- 2,500 square foot building
- Triple Net Lease



EXCLUSIVELY MARKETED BY

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7-ELEVEN GAS STATION INVESTMENT

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PROPERTY INFORMATION

- New UST's and dispensers
- \$500k renovation
- Recently converted to a 7-Eleven
- Newly remodeled store
- 4 fueling stations
- First gas station on exit
- Busy location off of HWY 34 and I-25
- Across from Centerra
- Less than 50 miles north of Denver
- Great local support of store as well as highway traffic

7-ELEVEN CORPORATE INFORMATION

- World's largest chain operator
- 35,000 locations worldwide
- Colorado is one of 7-Eleven's fastest growing areas
- Well known presence among strong supporting demographics



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